



LILY STREET FARM

SWANWICK, ALFRETON

A charming development of 2, 3, 4 & 5-bedroom homes
situated in the popular village of Swanwick, Alfreton

Welcome to

LILY STREET FARM

SWANWICK

Tucked away just a short distance from the popular village of Swanwick, Lily Street Farm is an exciting new development, providing a stunning selection of 2, 3, 4 and 5-bedroom homes.

Expansive green open spaces are carefully placed throughout the development, with ponds and beautiful landscaping, as well as extensive greenways for walking.

With superb commuter links to the A38, A6 and M1, and also being just a short stroll away from the historic village of Swanwick, Lily Street Farm provides easy access to a variety of local amenities including primary and secondary schools. The towns of Ripley and Alfreton are located just a short drive away.

Alongside homes and outdoor areas for all generations, the development will also provide a brand new primary school and a dedicated convenience store.



A STUNNING SELECTION OF OF ELEGANT HOMES



THE DEVELOPMENT

Lily Street Farm is superbly positioned for modern living, whilst also providing access to popular nearby attractions and places to visit. The delightful location provides an ideal mix of stylish properties, with the added benefit of proximity to beautiful open spaces.

The desirable homes at this brand-new development have been designed to exceed expectations of modern living in terms of location and accessibility, whilst being within walking distance of established village and town centres.

With a mix of properties, Lily Street Farm is ideal for first time buyers, professionals, growing families or downsizers alike.

The stunning selection of professionally designed contemporary kitchens, fitted with A+ rated appliances from premium brands such as AEG and Zanussi, provides a first-class specification.

Focusing on sustainability and the environment, tranquil bathrooms and spacious ensuites benefit from prestigious brands including Methven's unique water saving twin-jet technology, and energy-efficient, programmable central heating comes as standard.

Blending traditional building methods with a contemporary approach to architecture and design, homes at Lily Street Farm provide charming appeal, complementing the stunning setting perfectly.

All Peveril homes are carefully crafted and come with quality assurance and robust guarantees for complete peace of mind.

Interior images are simply representative of a typical Peveril home.



SPECIFICATION*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Programmable energy efficient central heating | <input checked="" type="checkbox"/> Glide & Slide soft close wardrobes to master bedrooms |
| <input checked="" type="checkbox"/> Roca or Villeroy & Boch white sanitary ware | <input checked="" type="checkbox"/> Caple Composite Granite Sinks |
| <input checked="" type="checkbox"/> Methven Waipori Satinjet water-saving showers | <input checked="" type="checkbox"/> Wide choice of Porcelanosa tile options |
| <input checked="" type="checkbox"/> Methven chrome taps in bathrooms and ensuites | <input checked="" type="checkbox"/> Recess lighting to kitchen, ensuite and bathroom |
| <input checked="" type="checkbox"/> Merlyn shower and bath screens | <input checked="" type="checkbox"/> 2 year Peveril Homes and 10 year Global Home Warranty |
| <input checked="" type="checkbox"/> Karndean flooring in a variety of finishes | <input checked="" type="checkbox"/> The opportunity to personalise your property with hand-picked optional extras. |
| <input checked="" type="checkbox"/> AEG ovens and hobs | |

*Subject to build stage and house type.





PERFECTLY PLACED FOR LOCAL DAYS OUT OR ADVENTURES FURTHER AFIELD

Nestled within the beautiful rural region of Derbyshire, and between the historic towns of Ripley and Alfreton, Lily Street Farm features a collection of charming, sought-after homes, well suited for commuters.

Its close proximity to the A38 provides convenient access to cities such as Derby, Nottingham and Chesterfield, providing a cultural break where our homeowners can benefit from an abundance of shops, restaurants and attractions.

The picturesque village of Swanwick is a great base to explore the nearby Peak District delights, while affording commuters with access to major cities. The location offers a welcoming home to unwind in the scenic Amber Valley countryside.

SWANWICK

The history of Swanwick dates back to the early 14th century, and its name is stemmed from the Old English “Swana” denoting herdsmen, and “wic” meaning a collection of structures. The village is now divided, with a characterful mixture of old and new architecture.

Close by is the East Midlands Designer Outlet, with more than 65 stores, it is renowned in the Midlands as the leading designer outlet where shoppers can enjoy a wonderful day out with the entire family.

For history buffs, Heage Windmill is a must-visit attraction as the 18th Century structure is the only surviving six-sailed, stone-built windmill in Britain. Visitors can purchase freshly stone-milled flour from its onsite shop, after exploring the historical structure.

Only a short drive away, Crich Tramway Village transports visitors back in time, complete with pub and sweet shop selling traditional treats. Many of the buildings along the street have been rescued from towns and cities across the UK - lovingly recreated, to give a sense of nostalgia.



LOCAL EDUCATION

For families who require access to schools or colleges, a variety of local schools and higher education options are available:*

- | PRIMARY: | SECONDARY: | HIGHER: |
|--|---|---|
| ◆ Swanwick Primary School
Less than a mile from Lily Street Farm | ◆ Swanwick Hall School
Less than half a mile from Lily Street Farm | ◆ West Nottinghamshire College
Approximately eleven miles from Lily Street Farm |
| ◆ Woodbridge Junior School
Less than a mile and a half from Lily Street Farm | ◆ David Nieper Academy
Less than a mile and a half from Lily Street Farm | ◆ Portland College
Approximately twelve miles from Lily Street Farm |
| ◆ Croft Infant School
Less than a mile and a half from Lily Street Farm | ◆ Selston High School
Less than four and a half miles from Lily Street Farm | |
| ◆ Somercotes Infant and Nursery School
A mile and a half from Lily Street Farm | ◆ Aldercar High School
Less than six and a half miles from Lily Street Farm | |

*Information correct at time of print. Please see schools’ individual websites for latest Ofsted reports. The above list is for information purposes only and not a full representation of available schools in the local area. Please carry out independent research before making enquiries.



Chatsworth Estate

EXPLORE THE AREA



Local cinema



Cable cars travelling to the Heights of Abraham

ENJOY THE GREAT OUTDOORS

Embracing time outdoors is easy at Lily Street Farm, one of the region's finest. Shipley Country Park offers a great day out with superb play areas and a host of seasonal events. With twenty miles of paths to explore, residents can saunter amidst rolling hills, wildflower meadows and tranquil lakes.

Take a cable car flight over the deep limestone gorge to Matlock's Heights of Abraham and discover a unique and special place surrounded by fresh air, a sense of history and spectacular scenery. All complete with cavern tours, walking trails, fossil exhibitions and a café to enjoy.

Lily Street Farm is ideally located to explore the abundance of rich natural and cultural heritage of the surrounding area. Families with young children will also be delighted to take advantage of the many nearby attractions.

There is plenty to discover close by, with a choice of beautiful walks in the Derbyshire countryside just a stone's throw from the development. Explore Larkhill Woodlands and Butterly Reservoir for a peaceful wander amongst nature.

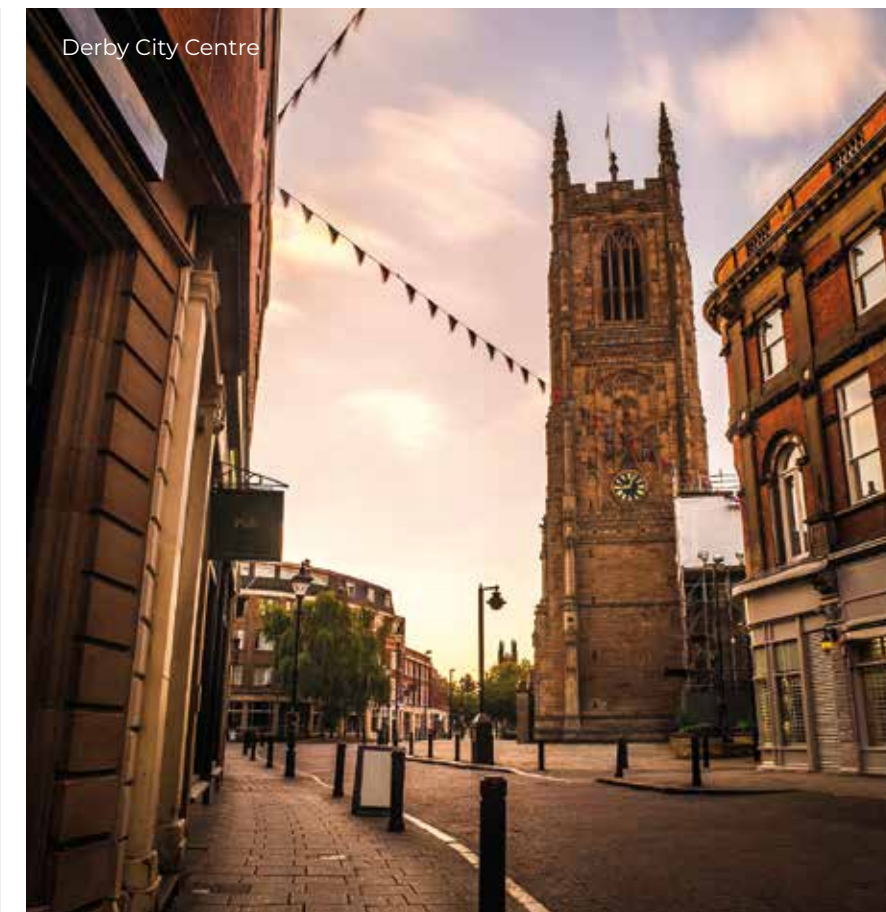
An abundance of local restaurants and cafes can be found in the village of Swanwick, with lots more just a short drive away. Residents can take advantage of the delectable menu at Pesto at the Peacock, a former coaching house dating back to the 11th century – a real local gem.

Within five miles of Lily Street Farm is Thacker's Wood which is perfect if you want to cycle or stretch your legs amongst the remarkable sights of the Amber Valley. What's more, residents can discover the wonders of Denby Pottery Village and indulge in generous slices of cake and freshly brewed hot drinks at Bourne's Coffee Shop.

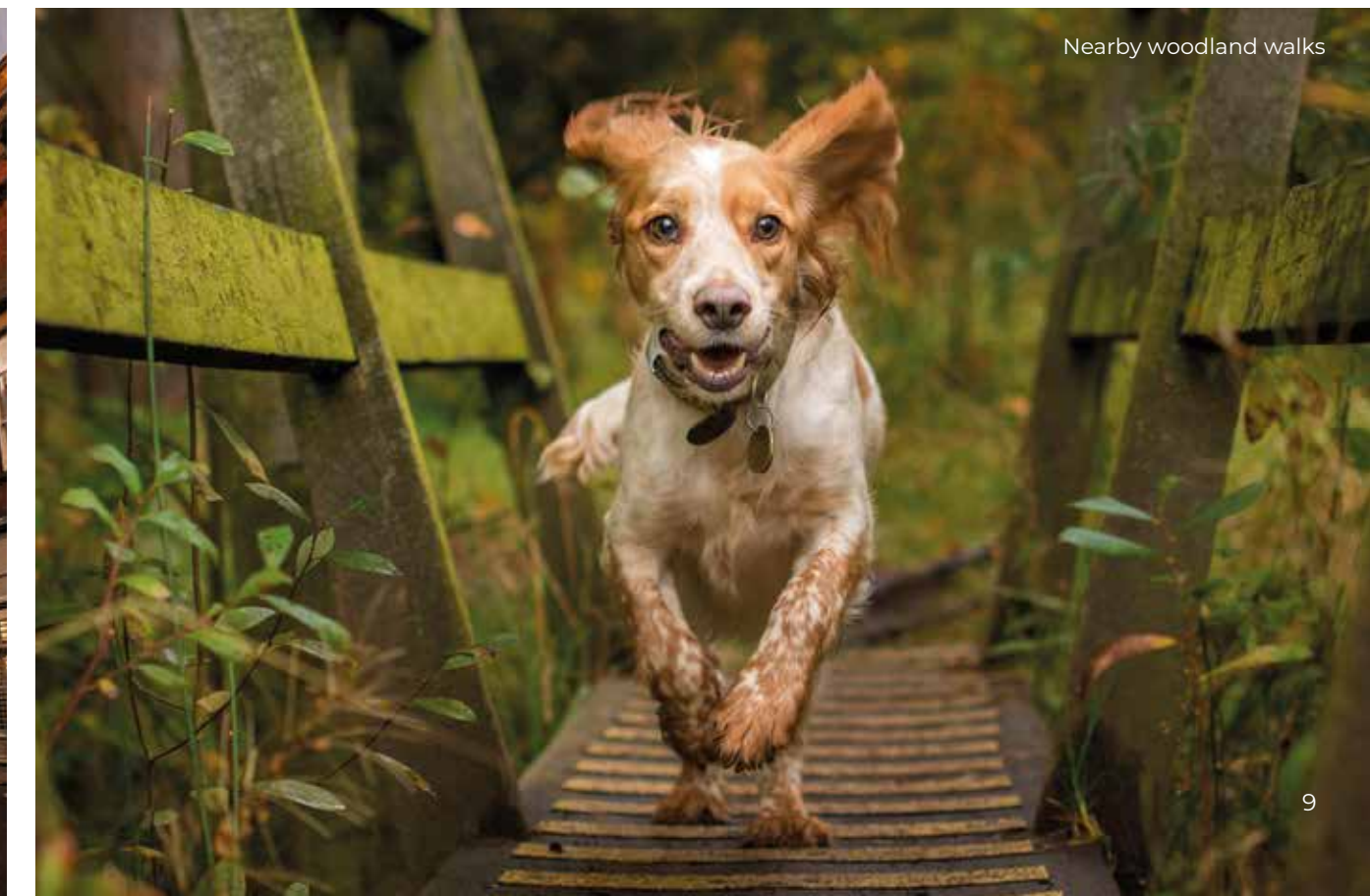
RELAXING DAYS OUT

There is something for everyone in the 105-acre Chatsworth Estate, famous for its rich history, modern waterworks and sculptures, and its Victorian rock garden, as well as being host to many cultural and seasonal events.

For retail therapy, Derby city centre is home to its own shopping centre with popular high street retailers, restaurants, Showcase Cinema de Lux and attractions for all ages as well as the picturesque Derby Cathedral. The city also serves up a bustling nightlife with quaint pubs and bars as well as highly rated restaurants and diners. For live sport, enjoy Championship football at Derby County's Pride Park Stadium or live league or T20 action at Derbyshire County Cricket Club during the summer months.



Derby City Centre



Nearby woodland walks

ABOUT PEVERIL HOMES

- ◆ A house builder who truly cares
- ◆ Over 30 years of industry expertise
- ◆ East Midlands-based
- ◆ Family-owned
- ◆ Award-winning
- ◆ More than a house builder



Homes to build a life in

At Peveril Homes, we genuinely care about the homes we build, the communities we create, the partners and suppliers we work with and our customers. Whether we're building a one bedroom apartment or five bedroom house, our commitment to the quality of build and the journey our customers take with us is the same.

We are proud to be part of the family-owned Bowmer + Kirkland Group, one of the largest and most successful construction and development groups in the UK. Founded in 1923, the Group now consists of 29 subsidiary companies, offering a wide range of specialisms from construction-related services to homeland security products.

We understand exactly what a huge step buying a new home is. Whether a purchaser is just starting to climb the property ladder or deciding to downsize, their home is their greatest financial investment.

"For us, it's not about being the biggest, it's about being the best."

It should be perfect for them - a haven from life's ups and downs and a place that adapts with their needs.

At our head office in the Derbyshire town of Belper, our experienced team of professionals including architects and designers, create homes that fit the needs of our customers. Using the latest building methods, materials and advances in energy efficiency, we build beautiful quality homes that will stand the test of time.

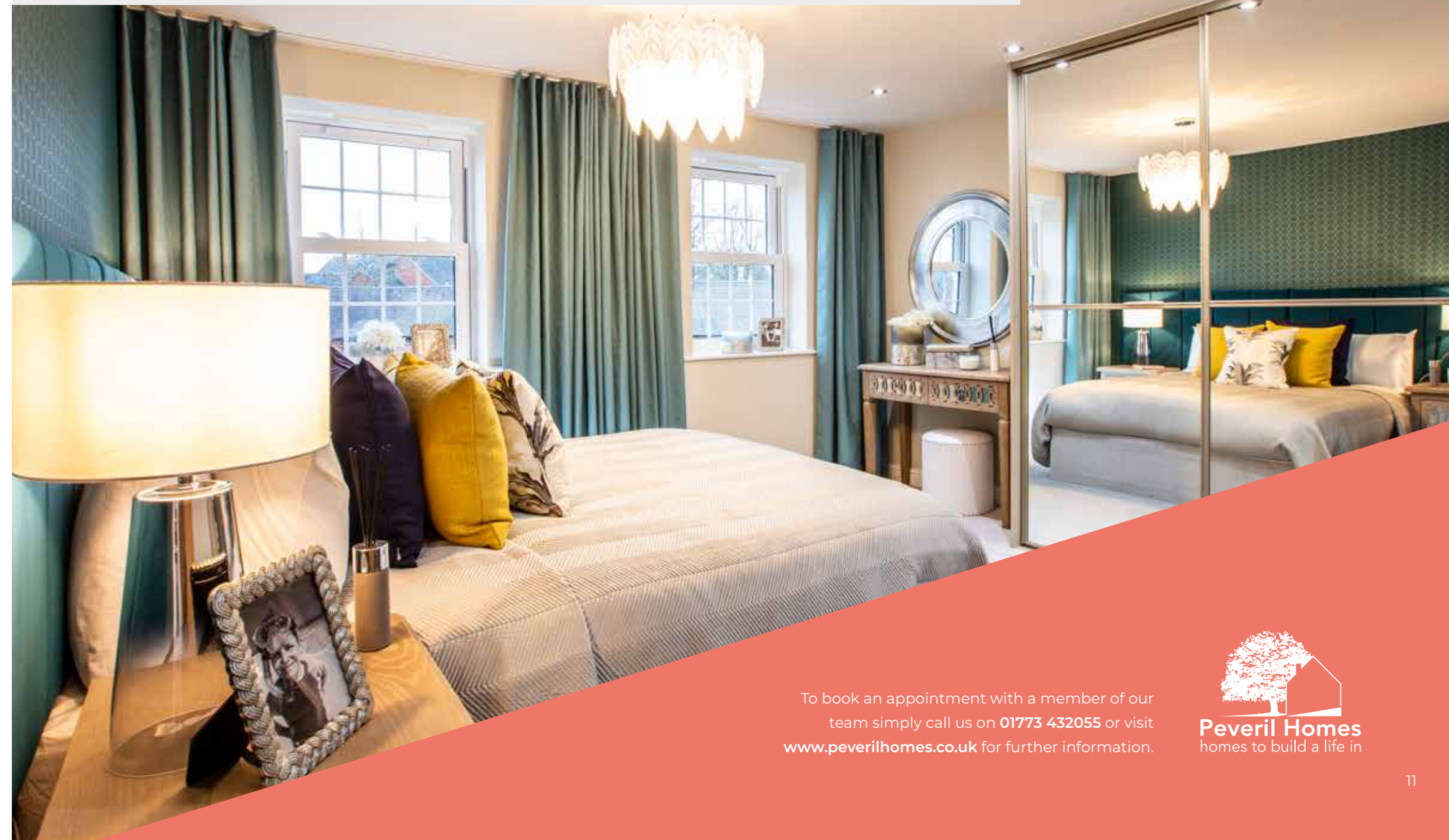
We believe that every home is as individual as each one of our customers, making them feel like they have truly joined our family.

Our aim is to have customers who recommend us and purchase from us, time and time again. We want to be their first thought when they are thinking about moving home.



Peveril Homes, Beech Lawn, Green Lane, Belper, Derby DE56 1BY

DEEPLY **PASSIONATE** ABOUT CREATING **HIGH-QUALITY, TRADITIONALLY-BUILT** HOMES TO SUIT THE LIFESTYLES OF TODAY



To book an appointment with a member of our team simply call us on **01773 432055** or visit www.peverilhomes.co.uk for further information.



LILY STREET FARM

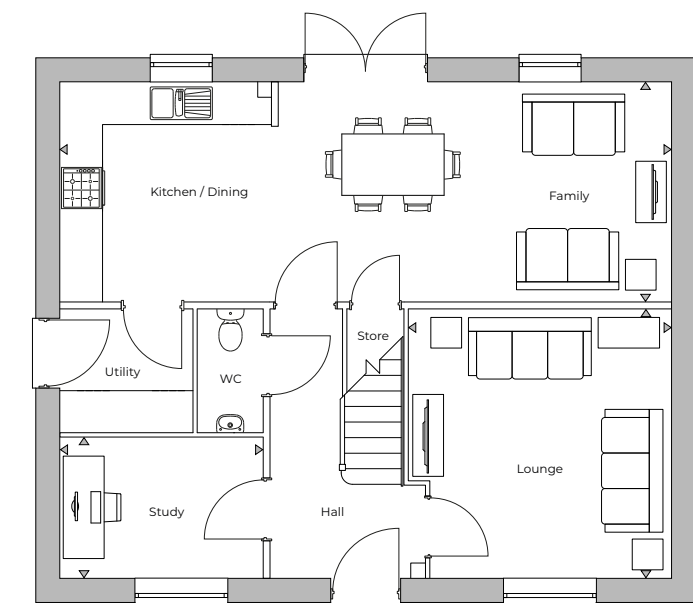
APPLEBY

4 bedrooms

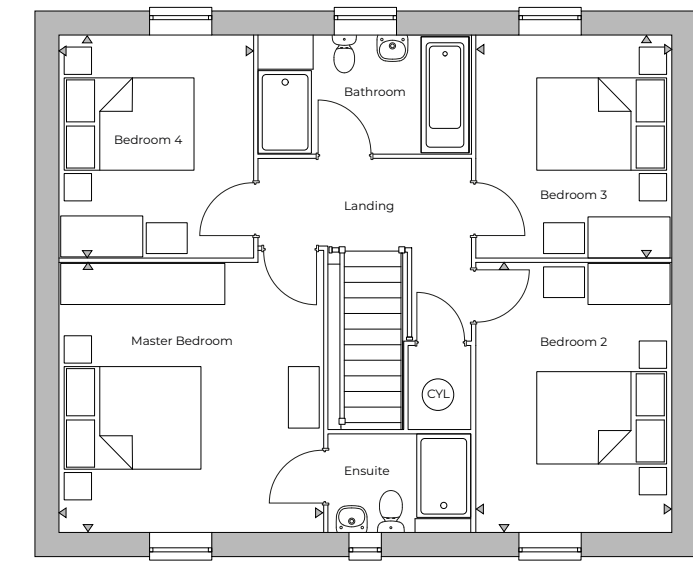
2 bathrooms

1,402 sq ft

- Detached
- Open plan kitchen dining family area
- Separate lounge
- Utility room
- Study
- Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

APPLEBY

Room	Measurements	
Kitchen / Dining / Family Area	8.91m x 3.17m	29'3" x 10'5"
Lounge	3.81m x 3.89m	12'6" x 12'9"
Study	2.93m x 2.03m	9'7" x 6'8"
Master Bedroom	3.83m x 3.91m	12'7" x 12'10"
Bedroom 2	2.82m x 3.90m	9'3" x 12'10"
Bedroom 3	2.82m x 3.21m	9'3" x 10'7"
Bedroom 4	2.80m x 3.22m	9'2" x 10'7"

Plots 40(H), 43(H), 78(H), 135

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LILY STREET FARM

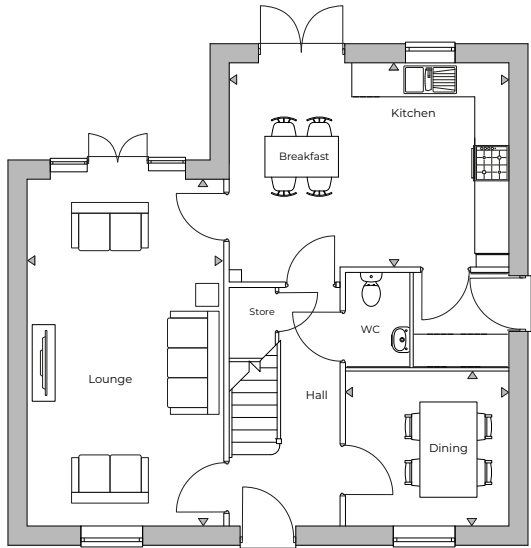
BELVEDERE

5 bedrooms

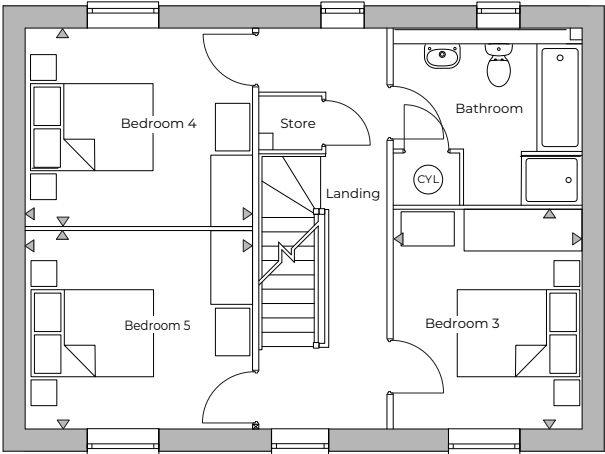
3 bathrooms

1,939 sq ft

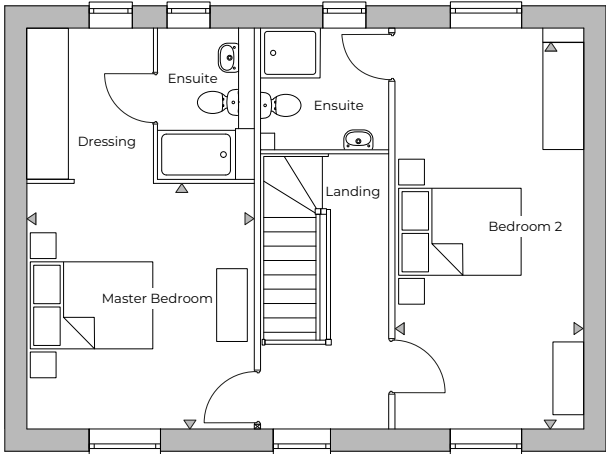
- Detached
- Spacious lounge
- Separate dining room
- 5 double bedrooms
- Ensuites to master and bedroom 2
- Dressing room to master bedroom



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LILY STREET FARM

BELVEDERE

Room	Measurements	
Kitchen	5.08m x 3.70m	16'8" x 12'2"
Lounge	6.32m x 3.56m	20'9" x 11'8"
Dining Room	2.95m x 2.80m	9'8" x 9'2"
Master Bedroom	3.56m x 3.86m	11'8" x 12'8"
Bedroom 2	2.95m x 6.09m	9'8" x 20'
Bedroom 3	2.95m x 3.45m	9'8" x 11'4"
Bedroom 4	3.56m x 3.11m	11'8" x 10'3"
Bedroom 5	3.56m x 3.11m	11'8" x 10'3"

Plots 82, 125(H), 147(H)

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LILY STREET FARM

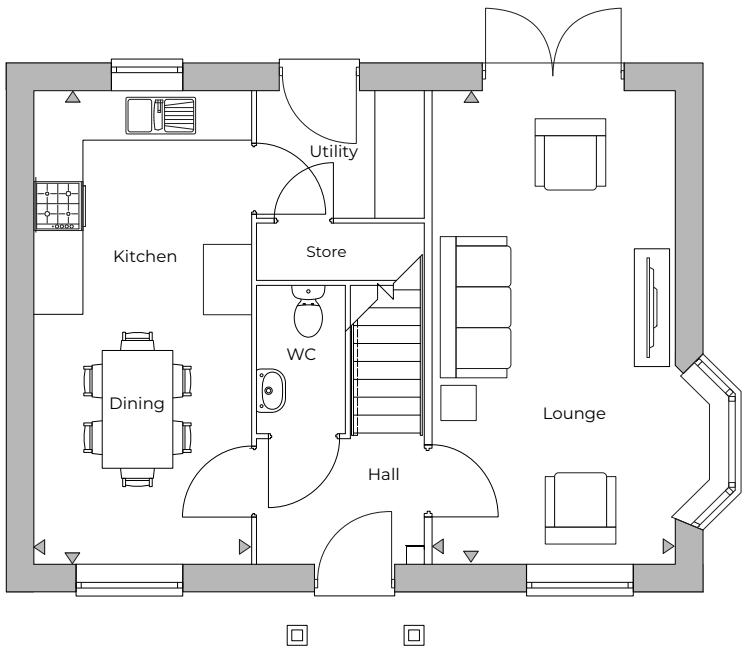
BOSWORTH

4 bedrooms

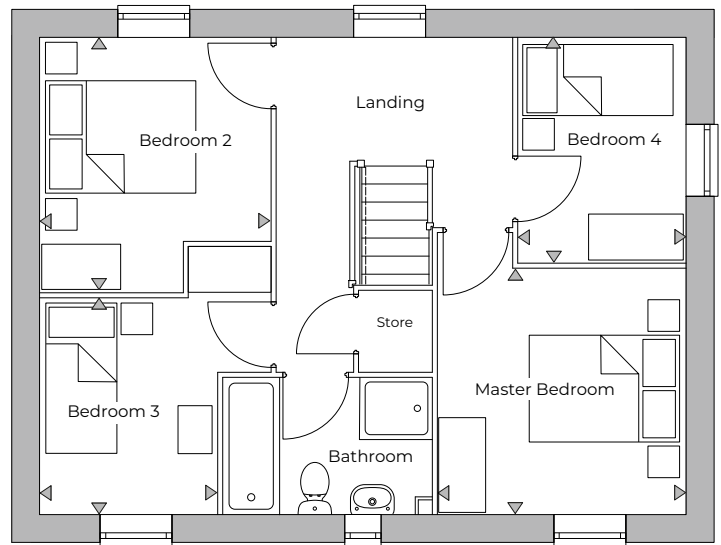
1 bathroom

1,069 sq ft

Detached
Open plan kitchen diner
Separate full length lounge
Separate utility room



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

BOSWORTH

Room	Measurements	
Kitchen / Dining Area	2.73m x 5.98m	8'11" x 19'8"
Lounge	3.05m x 5.98m	10' x 19'8"
Master Bedroom	3.10m (max) x 3.07m	10'2" (max) x 10'1"
Bedroom 2	2.88m (max) x 3.19m (max)	9'6" (max) x 10'6" (max)
Bedroom 3	2.21m x 2.70m	7'3" x 8'10"
Bedroom 4	2.09m x 2.81m	6'10" x 9'3"

Plot 9(H), 33, 37, 52(H), 55(H), 77, 104, 123, 137

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LILY STREET FARM

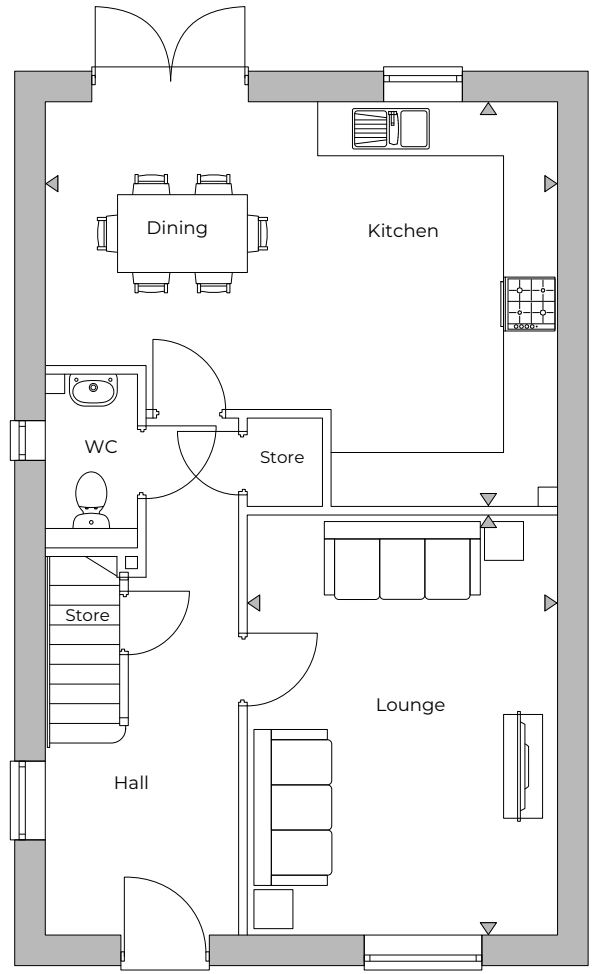
BRADGATE

4 bedrooms

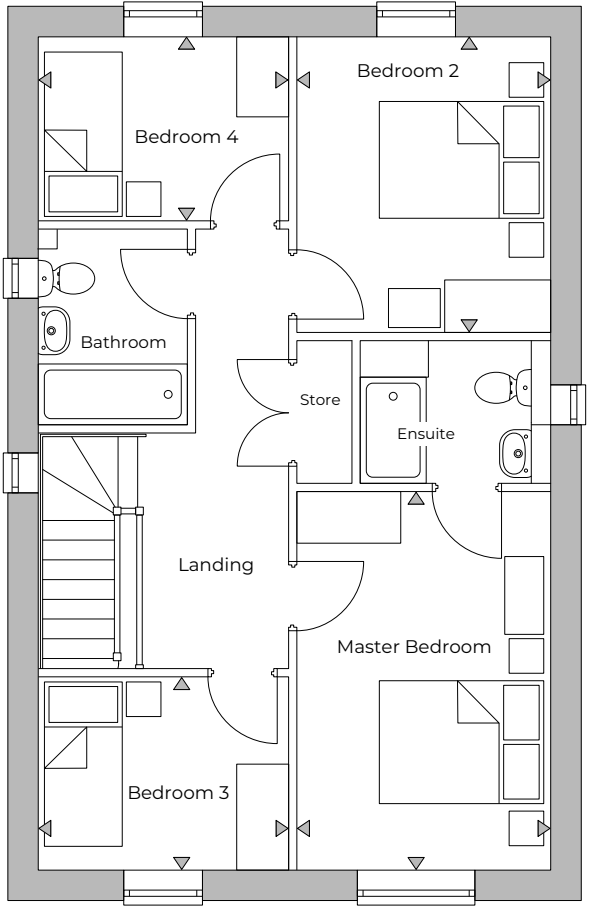
2 bathrooms

1,228 sq ft

Detached
Open plan kitchen diner
Spacious lounge
Ensuite to master



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

BRADGATE

Room	Measurements	
Kitchen / Dining Area	5.87m (max) x 4.63m (max)	19'3" (max) x 15'2" (max)
Lounge	3.53m x 4.80m	11'7" x 15'9"
Master Bedroom	2.91m (max) x 4.35m (max)	9'7" x 14'3"
Bedroom 2	2.91m x 3.38m	9'7" x 11'1"
Bedroom 3	2.87m x 2.21m	9'5" x 7'3"
Bedroom 4	2.87m x 2.1m	9'5" x 6'11"

Plot 6(H), 20(H), 56, 87, 89(H), 105(H)

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LILY STREET FARM

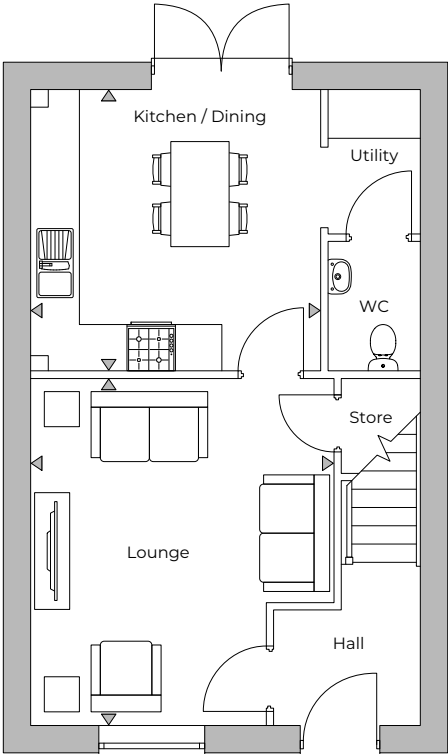
BRASSINGTON

3 bedrooms

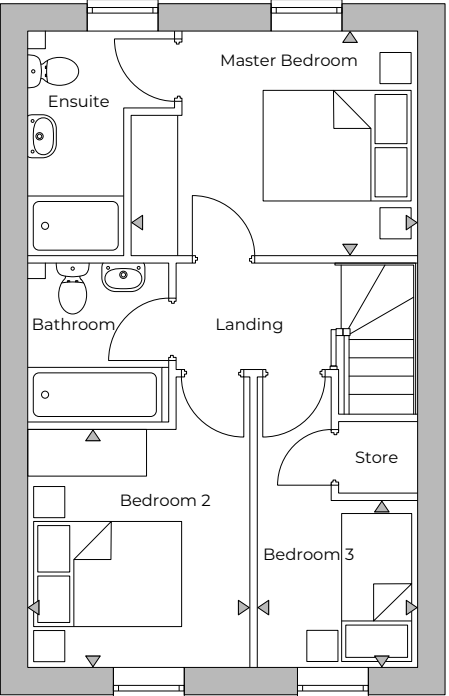
2 bathrooms

880 sq ft

Semi-detached
Fully equipped kitchen / diner
Separate lounge
Utility area
Ensuite to master



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

BRASSINGTON

Room	Measurements	
Kitchen / Dining Area	3.70m x 3.59m	12'2" x 11'10"
Lounge	3.87m (max) x 4.43m (max)	12'8" (max) x 14'7" (max)
Master Bedroom	3.67m (max) x 2.86m	12' (max) x 9'5"
Bedroom 2	2.82m x 3.03m	9'3" x 9'11"
Bedroom 3	2.03m x 2.12m	6'8" x 6'11"

Plots 53(H), 54, 59(H), 60, 90(H), 91

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LILY STREET FARM

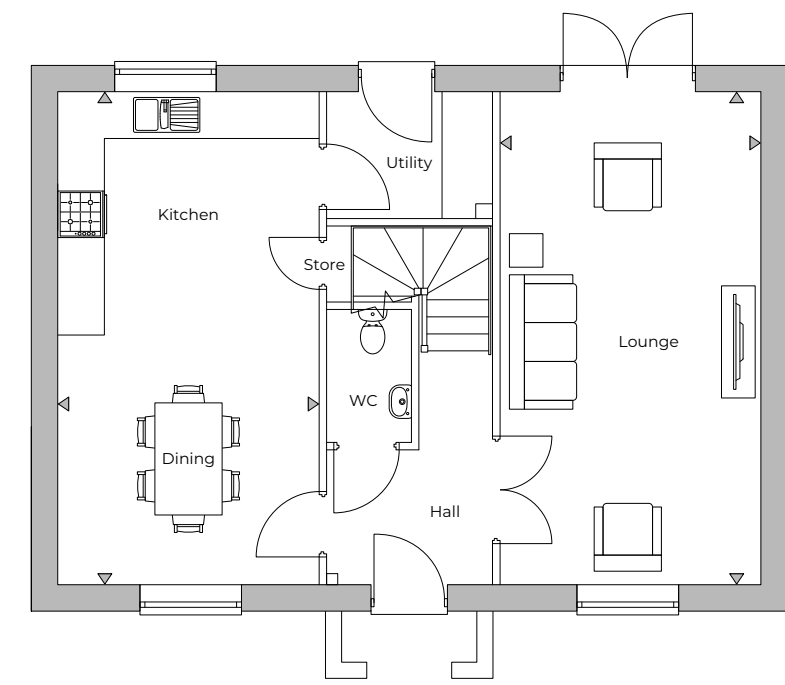
CADEBY

4 bedrooms

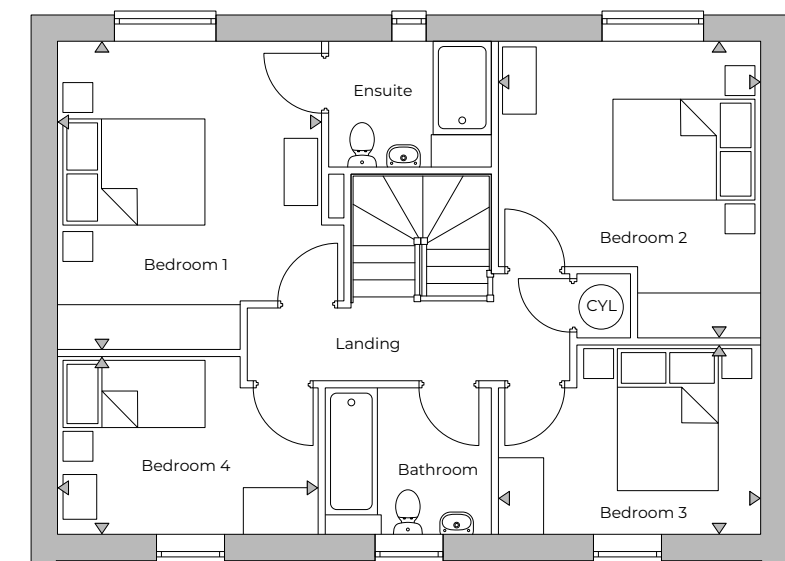
2 bathrooms

1,336 sq ft

- Detached
- Open plan kitchen diner
- Full length lounge
- Utility room
- Ensuite to master



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

CADEBY

Room	Measurements	
Kitchen / Dining	6.54m x 3.45m	21'6" x 11'4"
Lounge	6.54m x 3.42m	21'6" x 11'2"
Master Bedroom	4.10m x 3.51m (min)	13'5" x 11'6" (min)
Bedroom 2	3.94m (max) x 3.47m (max)	12'11" (max) x 11'4" (max)
Bedroom 3	3.47m (max) x 2.51m (max)	11'4" (max) x 8'3" (max)
Bedroom 4	3.45m (max) x 2.36m (max)	11'4" (max) x 7'7" (max)

Plots 30, 32, 42(H), 43(H), 85(H), 131, 148

Please be aware that some elevations may have additional windows/tax windows or windows may be omitted. This may be due to plot aspect or planning. Therefore we would refer you to view our working drawings to clarify plot specifics. Computer generated images are illustrative only. Materials, finishes and landscaping may vary throughout the development. The interior images are simply representative of a typical Peveril home. Individual plots may vary, please speak to the Sales Executive. Size of property and floor plans are indicative only of the proposed development and floor layout. Where given room dimensions are maximum, +/- 50mm and include any fitted wardrobes or similar features. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Executives for the treatments specified for individual plots. Furniture shown is for illustration only. We would refer you to view our working drawings to clarify plot specifics. When a plot is shown to be handed (H) this indicates that the layout of the property is mirrored.



LILY STREET FARM

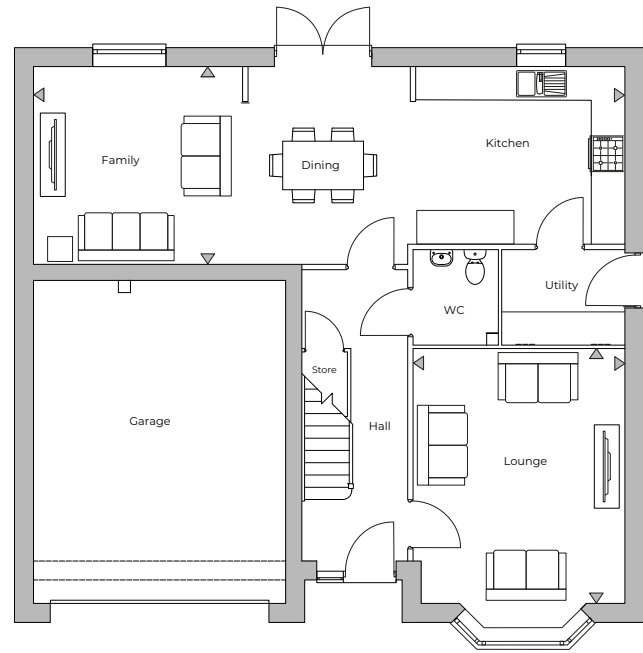
DENBY

5 bedrooms

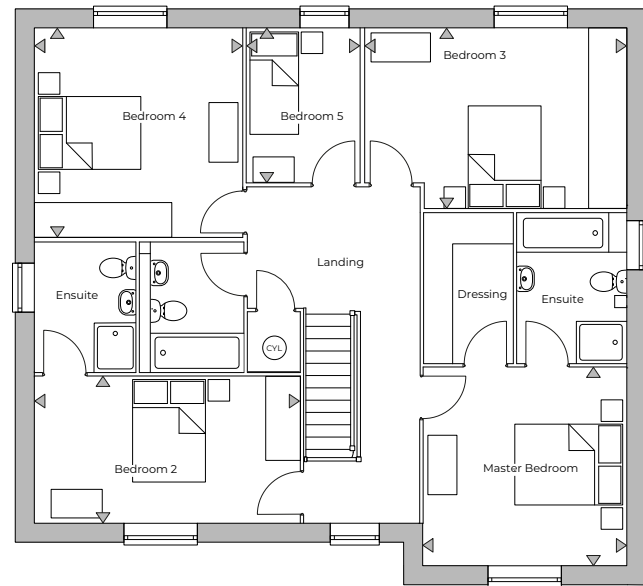
3 bathrooms

1,950 sq ft

- Detached
- Open plan kitchen dining family area
- Separate lounge
- Utility room
- 4 double bedrooms
- Ensuite to master and ensuite to bedroom 2



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

DENBY

Room	Measurements	
Kitchen / Dining / Family Area	10.93m x 3.62m (max)	35'11" x 11'11" (max)
Lounge	3.85m x 4.69m	12'9" x 15'5"
Master Bedroom	3.73m x 3.62m	12'3" x 11'11"
Bedroom 2	4.89m x 2.68m	16'1" x 8'10"
Bedroom 3	4.82m (max) x 3.31m (max)	15'10" (max) x 10'10" (max)
Bedroom 4	3.82m x 3.82m	12'7" x 12'7"
Bedroom 5	2.08m x 2.83m	6'10" x 9'4"

Plots 26, 83, 139, 143, 154, 155(H), 157(H)

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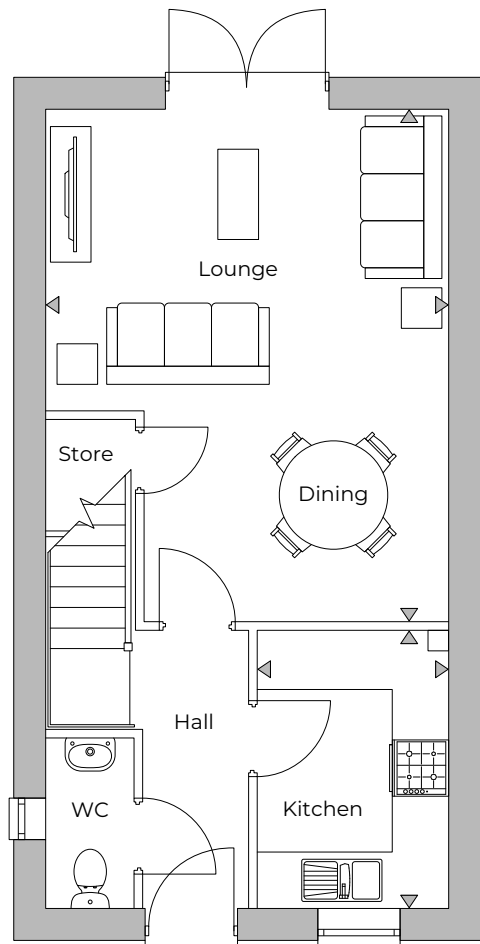
FOSTON

3 bedrooms

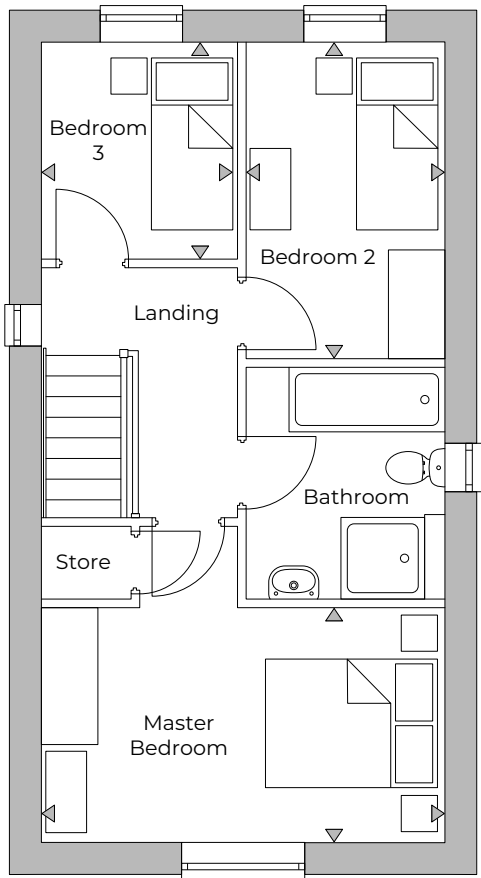
1 bathroom

850 sq ft

- Detached
- Contemporary kitchen
- Spacious open plan lounge diner
- Modern family bathroom
- Detached garage



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

FOSTON

Room	Measurements	
Lounge / Dining Area	4.41m (max) x 5.64m (max)	14'6" (max) x 18'6" (max)
Kitchen	2.09m x 3.00m	6'10" x 9'10"
Master Bedroom	4.41m x 2.57m	14'6" x 8'5"
Bedroom 2	2.17m x 3.47m	7'1" x 11'5"
Bedroom 3	2.14m x 2.37m	7' x 7'10"

Plots 39(H), 58, 61, 67(H), 68(H), 80(H), 106(H)

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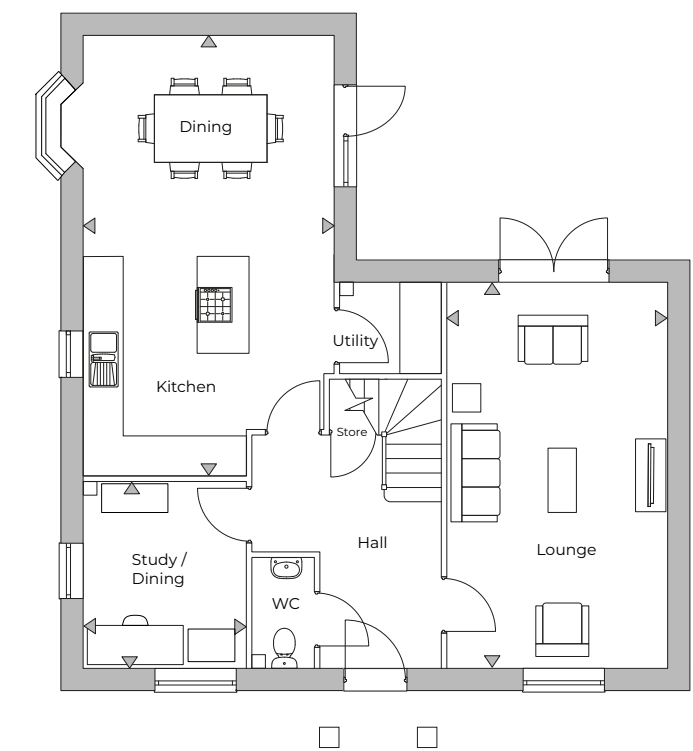


LILY STREET FARM

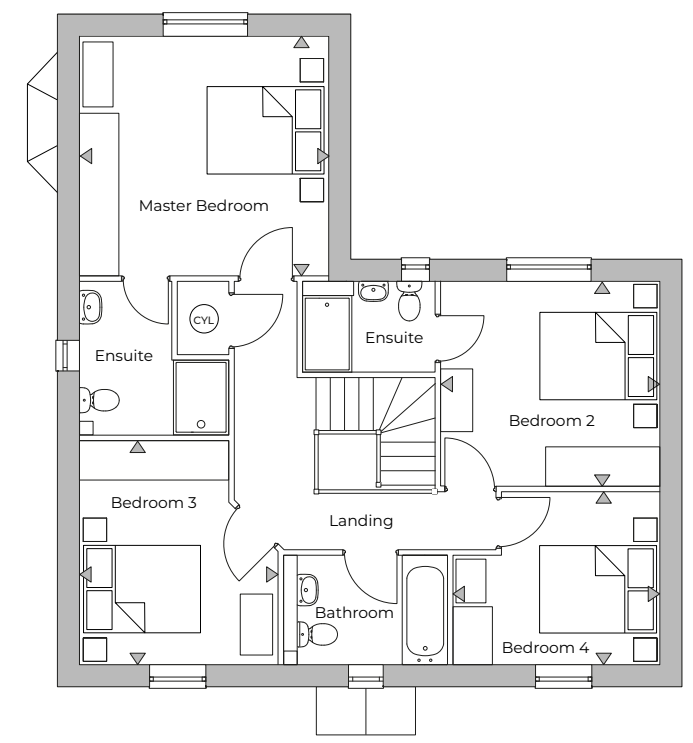
INGLEBY

-  4 bedrooms
-  3 bathrooms
-  1,578 sq ft

Detached
Open plan kitchen dining area
Separate lounge
Study / dining room
Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

INGLEBY

Room	Measurements	
Kitchen / Dining Area	3.96m (max) x 6.96m (max)	13' (max) x 22'10" (max)
Lounge	3.45m x 6.09m	11'4" x 20'
Dining Room / Study	2.92m x 2.53m	9'7" x 8'4"
Master Bedroom	3.96m x 3.83m	13' x 12'7"
Bedroom 2	3.50m x 3.28m	11'6" x 10'9"
Bedroom 3	3.14m (max) x 3.52m	10'4" (max) x 11'7"
Bedroom 4	3.29m (max) x 2.72m (max)	10'10" (max) x 8'11" (max)

Plots 88(H), 124(H), 136(H), 152

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LILY STREET FARM

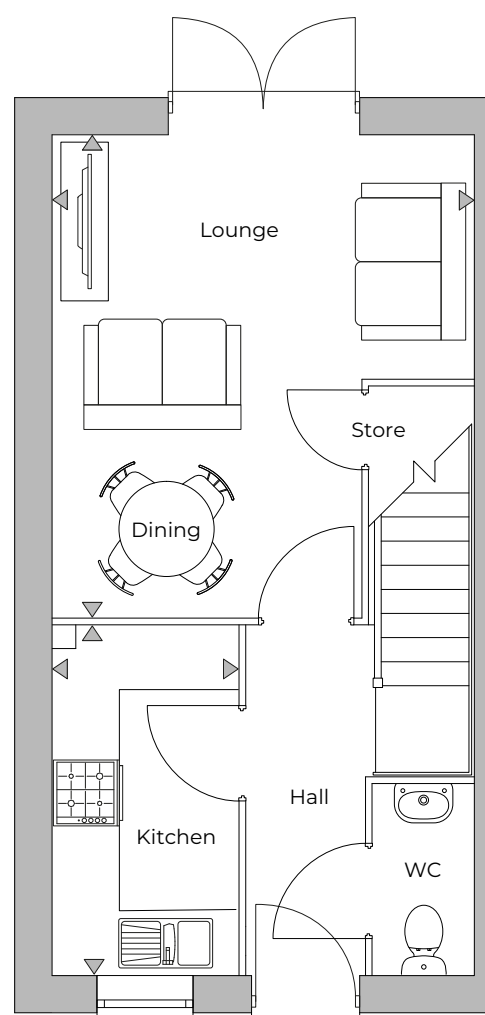
MILFORD

2 bedrooms

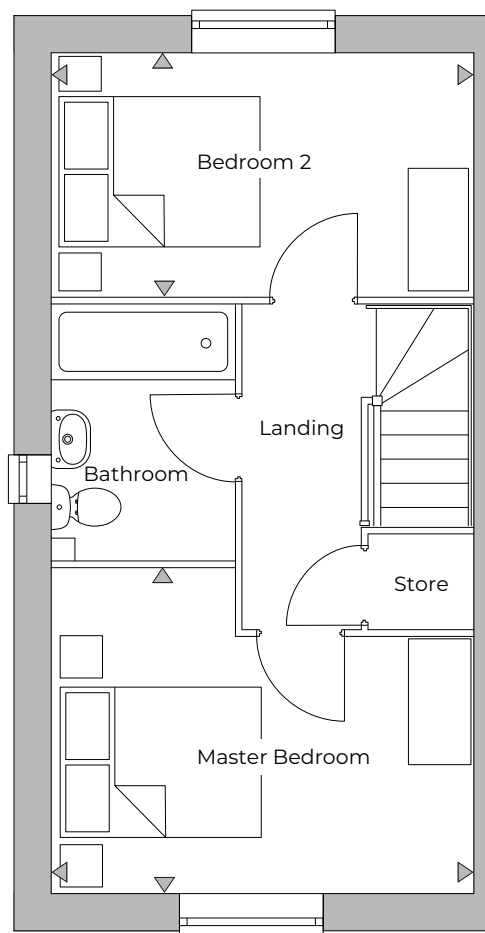
1 bathroom

683 sq ft

Spacious lounge / dining area
Full size family bathroom



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

MILFORD

Room	Measurements	
Kitchen	1.73m x 3.27m	5'8" x 10'9"
Dining / Lounge Area	3.94m (max) x 4.53m (max)	12'11" (max) x 14'10" (max)
Master Bedroom	3.94m (max) x 3.04m (max)	12'11" (max) x 10' (max)
Bedroom 2	3.94m x 2.27m	12'11" x 7'5"

Plot 13(H), 14, 93(H), 94(H), 95

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LILY STREET FARM

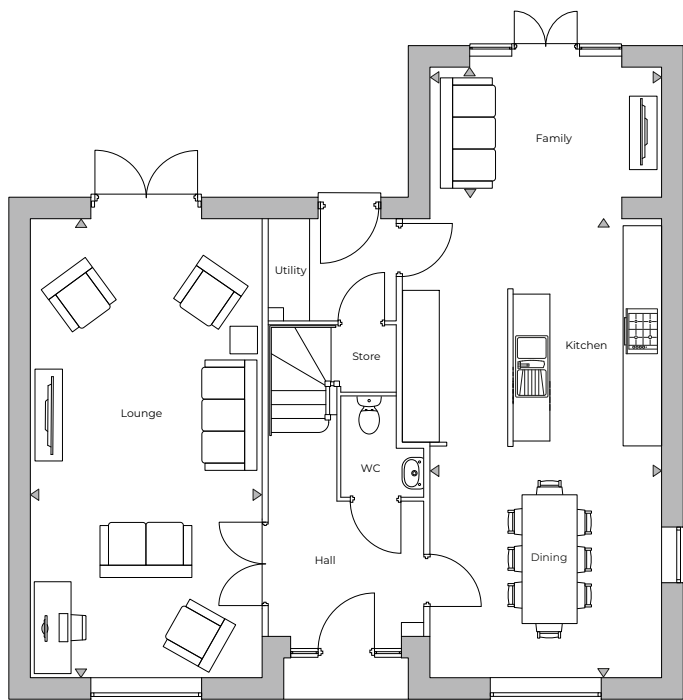
REARSBY

4 bedrooms

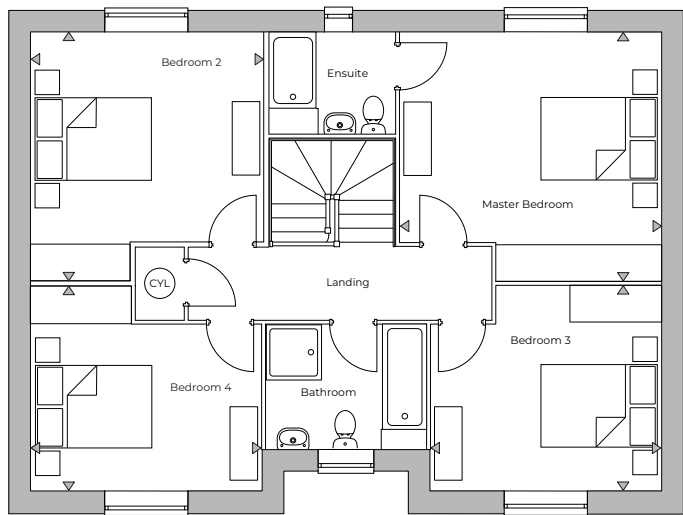
2 bathrooms

1,725 sq ft

Detached
Open plan kitchen diner
& family area
Separate lounge
Large family bathroom



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

REARSBY

Room	Measurements	
Kitchen / Dining Area	4.18m (max) x 7.44m	13'9" (max) x 24'5"
Family Area	3.73m x 2.07m	12'3" x 6'10"
Lounge	3.73m x 7.44m	12'3" x 24'5"
Master Bedroom	4.24m x 4.03m (max)	13'11" x 13'3" (max)
Bedroom 2	3.77m x 4.02m (max)	12'4" x 13'2" (max)
Bedroom 3	3.73m (max) x 3.31m	12'3" (max) x 10'11"
Bedroom 4	3.73m x 3.30m (max)	12'3" x 10'10" (max)

Plot 16(H), 18(H), 79(H)

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LILY STREET FARM

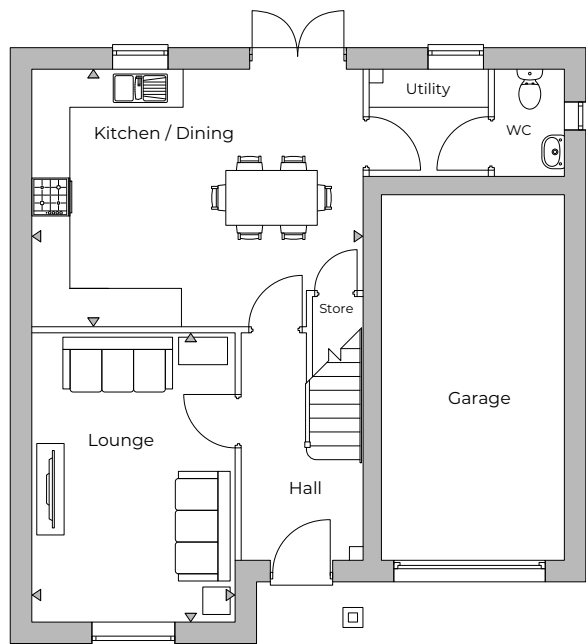
REMPSTONE

4 bedrooms

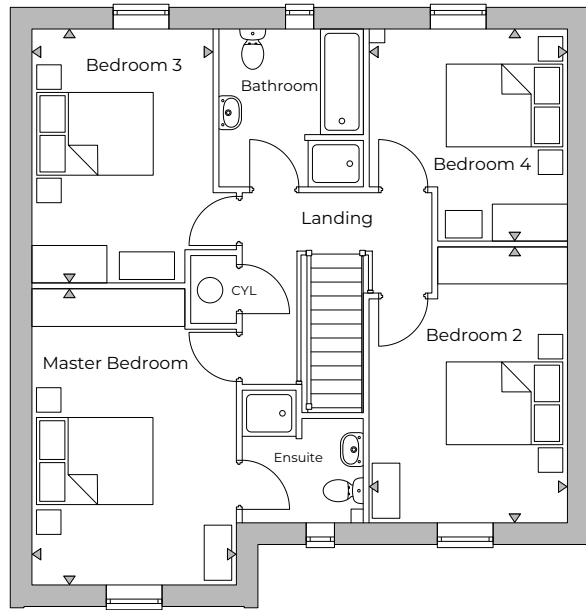
2 bathrooms

1,365 sq ft

- Detached
- Spacious kitchen dining area
- Separate lounge
- Separate utility room
- Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

REMPSTONE

Room	Measurements	
Kitchen / Dining Area	5.38m (max) x 4.17m	17'8" (max) x 13'8"
Lounge	3.29m x 4.70m	10'9" x 15'5"
Master Bedroom	3.28m (max) x 4.79m (max)	10'9" (max) x 15'9" (max)
Bedroom 2	3.21m (max) x 4.48m (max)	10'6" (max) x 14'8" (max)
Bedroom 3	2.92m (max) x 4.11m (max)	9'7" (max) x 13'6" (max)
Bedroom 4	3.21m (max) x 3.43m (max)	10'6" (max) x 11'3" (max)

Plots 2(H), 21(H), 24(H), 63(H), 64, 66, 84, 126(H), 138, 142, 145(H), 146, 153, 156(H)

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LILY STREET FARM

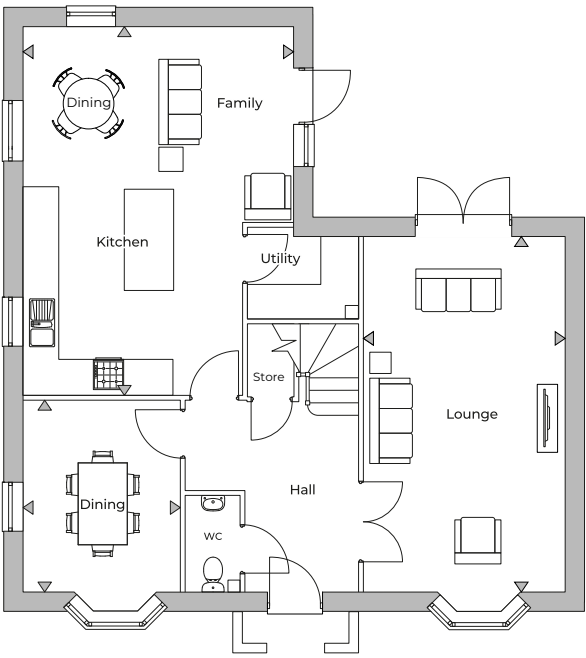
SHARDLOW

5 bedrooms

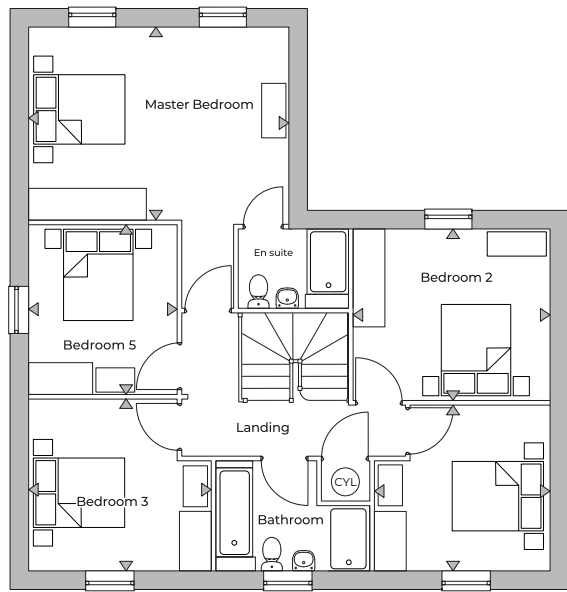
2 bathrooms

1,789 sq ft

- Detached
- Open plan kitchen diner and family area
- Separate lounge
- Separate utility room
- Ensuite to master



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

SHARDLOW

Room	Measurements	
Kitchen / Dining Family Area	4.86m (max) x 6.67m (max)	15'11" (max) x 21'11" (max)
Dining Area	2.82m x 3.44m	9'3" x 11'3"
Lounge	3.62m x 6.43m	11'11" x 21'1"
Master Bedroom	4.86m x 3.65m	15'11" x 12'
Bedroom 2	3.68m x 3.24m	12'1" x 10'8"
Bedroom 3	3.44m (max) x 3.18m (max)	11'3" (max) x 10'5" (max)
Bedroom 4	3.26m x 3.09m	10'8" x 10'2"
Bedroom 5	2.80m x 3.21m	9'2" x 10'6"

Plot 1, 17, 19, 22, 27, 86

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LILY STREET FARM

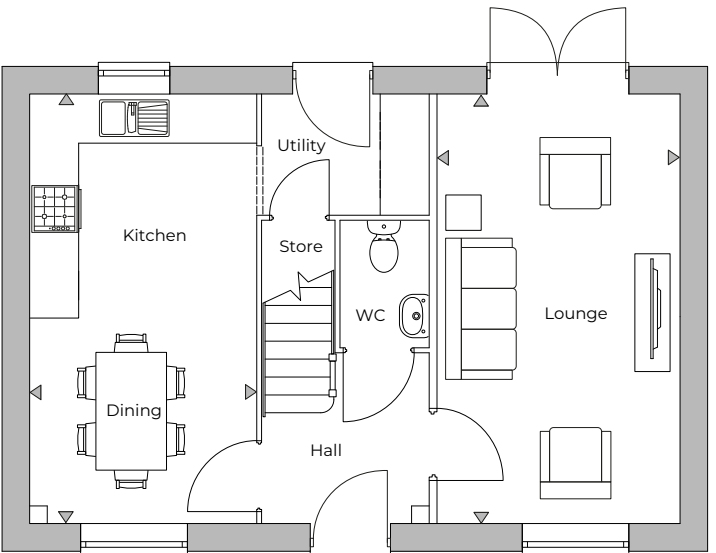
SWANWICK

3 bedrooms

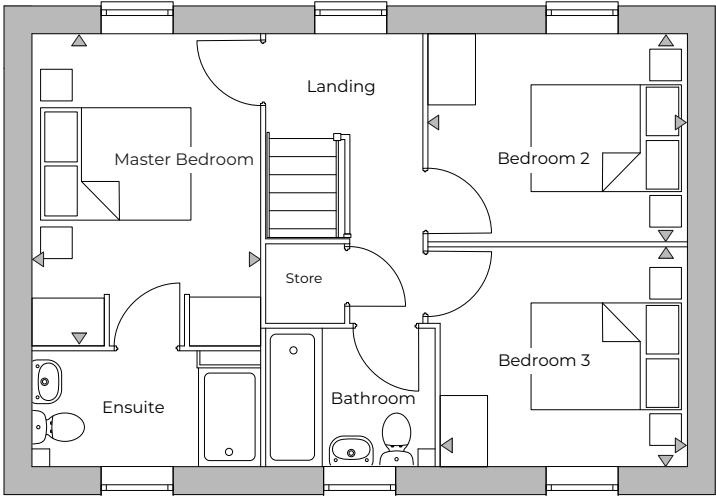
2 bathrooms

976 sq ft

Detached
Open plan kitchen diner
Separate full length lounge
Utility area
Ensuite to master



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

SWANWICK

Room	Measurements	
Kitchen / Dining Area	2.85m x 5.42m	9'4" x 17.9"
Lounge	3.04m x 5.42m	10' x 17.9"
Master Bedroom	2.85m x 3.90m	9'4" x 12'10"
Bedroom 2	3.24m x 2.59m	10'8" x 8'6"
Bedroom 3	3.08m x 2.74m	10'1" x 9'

Plot 3, 6(H), 8(H), 34, 36(H)

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LILY STREET FARM

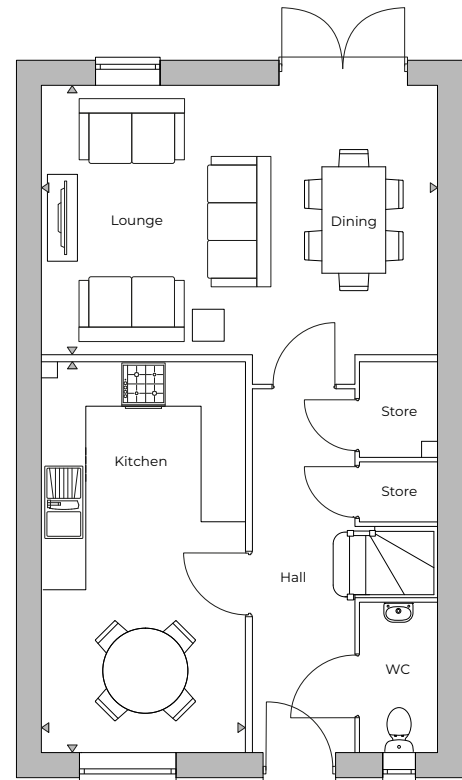
TICKNALL

4 bedrooms

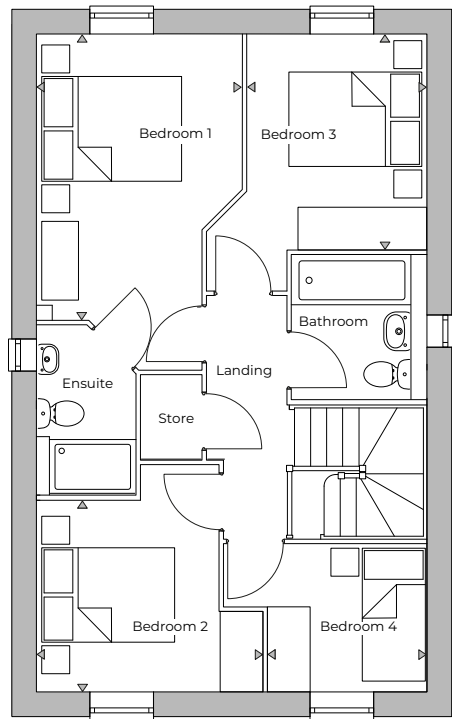
2 bathrooms

1,131 sq ft

- Detached
- Open plan kitchen dining area
- Open plan lounge dining area
- Garage
- Spacious lounge
- Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

TICKNALL

Room	Measurements	
Kitchen / Dining Area	2.82m x 5.46m	9'3" x 17'11"
Lounge / Dining Area	5.53m x 3.75m	18'2" x 12'4"
Master Bedroom	2.90m (max) x 4.05m (max)	9'6" (max) x 13'4" (max)
Bedroom 2	3.19m (max) x 2.69m	10'6" (max) x 8'10"
Bedroom 3	2.53m x 3.05m	8'4" x 10'
Bedroom 4	2.24m x 2.08m	7'4" x 6'10"

Plots 25, 28, 35(H), 132(H), 151

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LILY STREET FARM

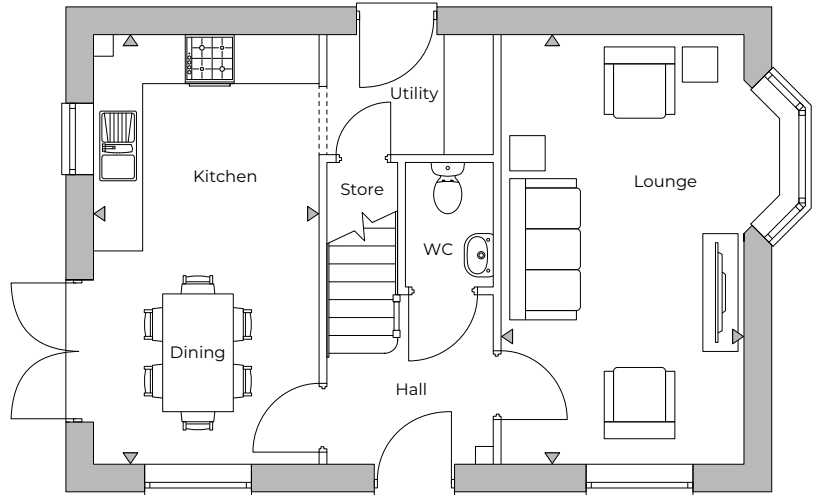
TISSINGTON

3 bedrooms

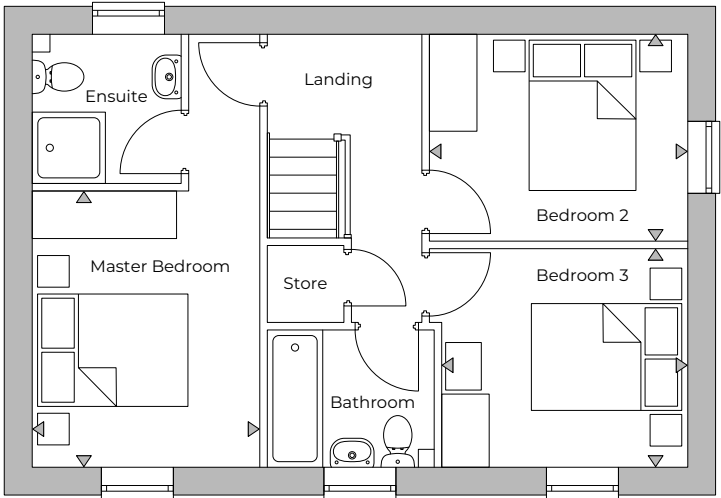
2 bathrooms

984 sq ft

Detached
Spacious kitchen dining area
Full length lounge
Utility area
Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR



peverilhomes.co.uk

LILY STREET FARM

TISSINGTON

Room	Measurements	
Kitchen / Dining Area	2.85m x 5.42m	9'4" x 17.9"
Lounge	3.04m x 5.42m	10' x 17.9"
Master Bedroom	2.85m x 3.46m	9'4" x 11'4"
Bedroom 2	3.24m x 2.59m	10'8" x 8'6"
Bedroom 3	3.08m x 2.74m	10'1" x 9'

Plot 5, 10(H), 23(H), 38(H), 44(H), 45, 62(H), 65, 81, 92, 103, 119, 120, 127, 128(H), 133, 134(H), 140, 141(H), 144, 150(H)

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LILY STREET FARM

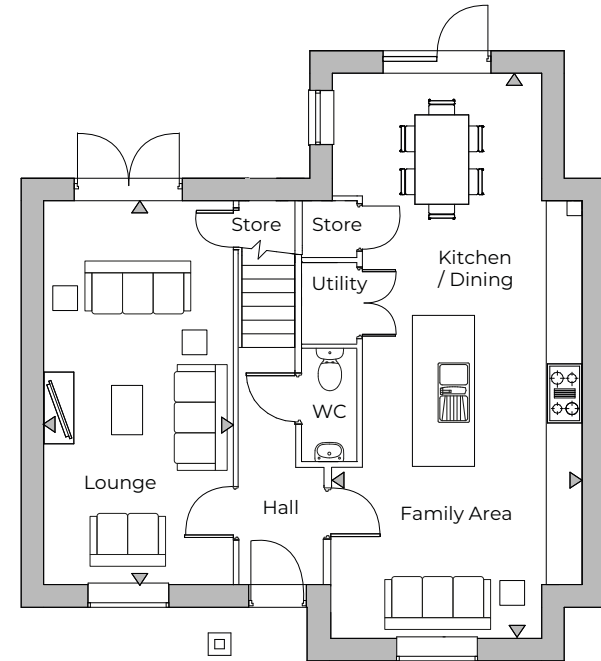
WILLESLEY

4 bedrooms

2 bathrooms

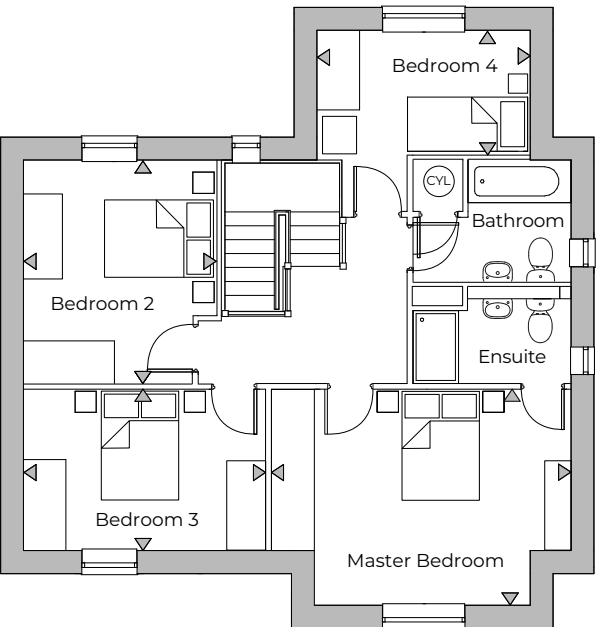
1,499 sq ft

Detached
Open plan kitchen diner
and family area
Separate lounge
Ensuite to master



GROUND FLOOR

FIRST FLOOR



LILY STREET FARM

WILLESLEY

Room	Measurements	
Kitchen / Dining / Family Area	4.18m (max) x 9.47m	13'9" (max) x 31'1"
Lounge	3.20m x 6.43m	10'6" x 21'1"
Master Bedroom	4.93m (max) x 3.56m (max)	16'2" (max) x 11'8" (max)
Bedroom 2	3.20m (max) x 3.68m	10'6" (max) x 12'1"
Bedroom 3	3.99m x 2.66m	13'1" x 8'9"
Bedroom 4	3.51m x 2.04m	11'6" x 6'8"

Plots 4, 29, 57(H)

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LILY STREET FARM

WORTHINGTON



3 bedrooms



2 bathrooms

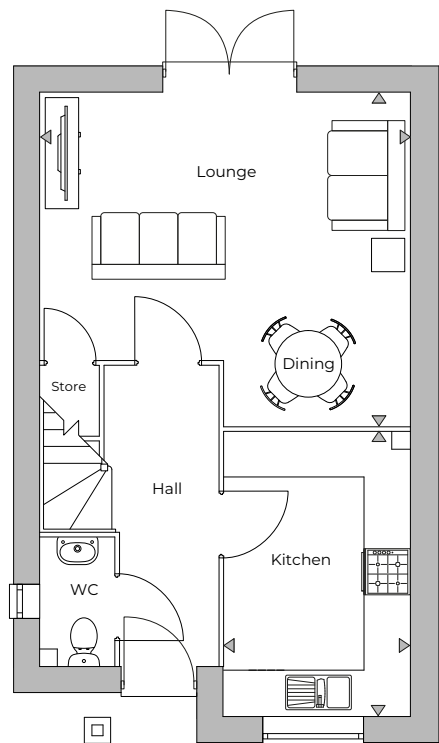


873 sq ft

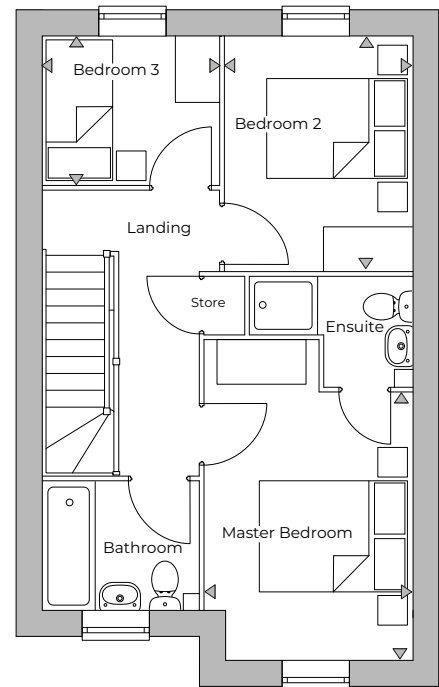
Open plan lounge diner
Ensuite to master



Peveril Homes
homes to build a life in



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

WORTHINGTON

Room	Measurements	
Lounge / Dining	4.95m (max) x 4.48 (max)	16'3" (max) x 14'8" (max)
Kitchen	2.48m x 3.81m	8'2" x 12'6"
Master Bedroom	2.78m (max) x 3.58m	9'1" (max) x 11'9"
Bedroom 2	2.50m x 3.14m	8'3" x 10'4"
Bedroom 3	2.35m x 1.98m	7'9" x 6'6"

Plots 11(H), 12, 121, 122(H), 129(H), 130

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LILY STREET FARM

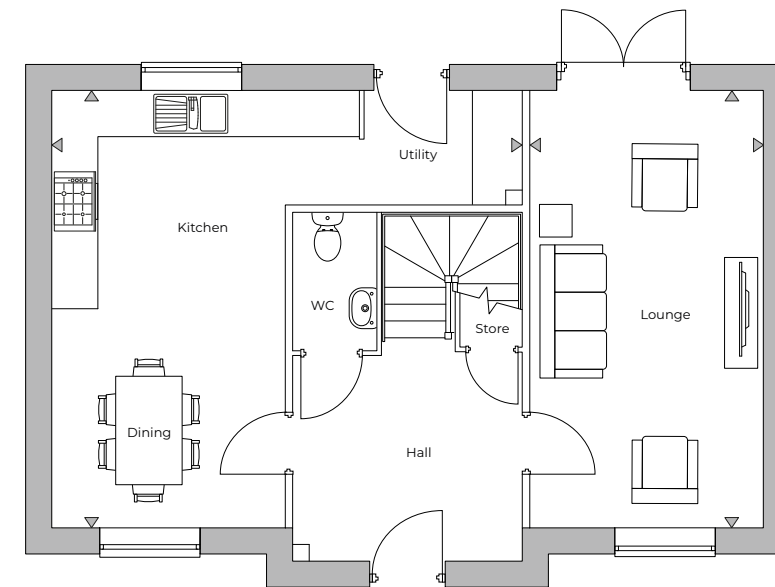
WYMESWOLD

4 bedrooms

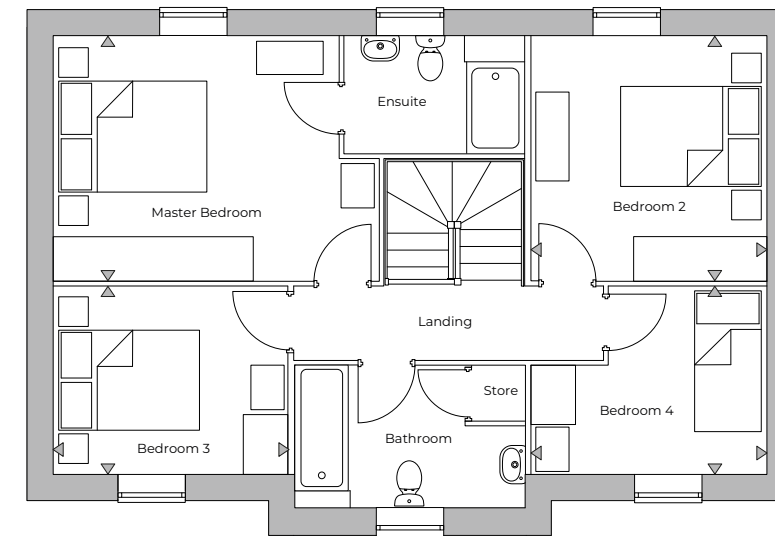
2 bathrooms

1,259 sq ft

Detached
Open plan kitchen diner
Separate full length lounge
Utility area
Ensuite to master



GROUND FLOOR



FIRST FLOOR

LILY STREET FARM

WYMESWOLD

Room	Measurements	
Kitchen / Dining Area	3.11m x 5.87m	10'2" x 19'3"
Lounge	3.11m x 5.87m	10'2" x 19'3"
Master Bedroom	4.36m (max) x 3.27m	14'4" (max)' x 10'9"
Bedroom 2	3.14m x 3.27m	10'4" x 10'9"
Bedroom 3	3.14m x 2.50m	10'4" x 8'2"
Bedroom 4	3.14m (max) x 2.50m	10'4" (max) x 8'2"

Plot 15(H), 31(H), 149(H)

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Lily Street Farm - Phase 1

Swanwick, Alfington, Derbyshire



- Denby 1,950 sq ft
5-Bedroom House
- Belvedere 1,939 sq ft
5-Bedroom House
- Shardlow 1,789 sq ft
5-Bedroom House
- Rearsby 1,725 sq ft
4-Bedroom House

- Ingleby 1,578 sq ft
4-Bedroom House
- Willesley 1,499 sq ft
4-Bedroom House
- Appleby 1,402 sq ft
4-Bedroom House
- Rempstone 1,365 sq ft
4-Bedroom House

- Cadeby 1,336 sq ft
4-Bedroom House
- Wymeswold 1,259 sq ft
4-Bedroom House
- Bradgate 1,228 sq ft
4-Bedroom House
- Ticknall 1,131 sq ft
4-Bedroom House

- Bosworth 1,069 sq ft
4-Bedroom House
- Tissington 984 sq ft
3-Bedroom House
- Swanwick 976 sq ft
3-Bedroom House
- Brassington 880 sq ft
3-Bedroom House

- Worthington 873 sq ft
3-Bedroom House
- Foston 850 sq ft
3-Bedroom House
- Milford 683 sq ft
2-Bedroom House
- Registered Housing
Provider

- Show Home and Marketing Suite
Shardlow 1,789 sq ft 5-Bedroom House
- Show Home
Rempstone 1,365 sq ft 4-Bedroom House
- View Home
Swanwick 976 sq ft 3-Bedroom House



Peveril Homes
homes to build a life in

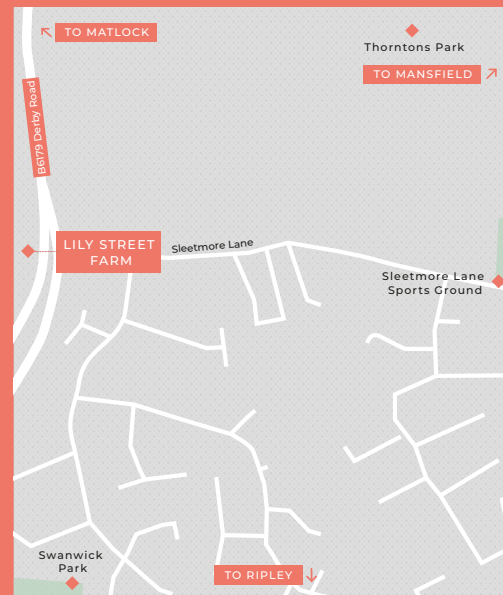
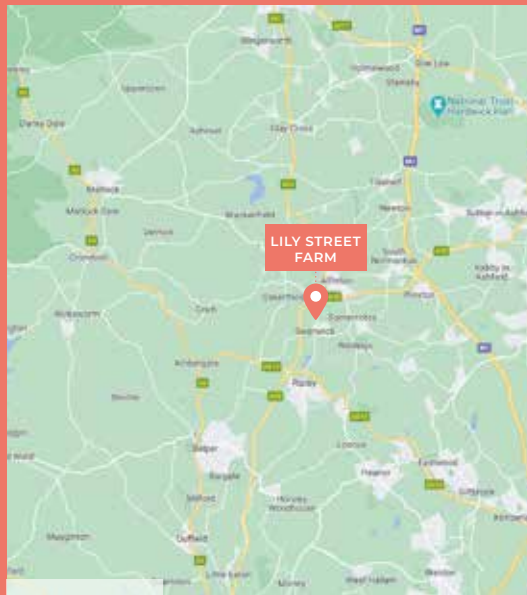
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How to find Lily Street Farm:

Our development can be found on Derby Road, opposite Sleetmore Lane.
Address: Lily Street Farm, Swanwick, Alferton, Derbyshire DE55 1DZ

What 3 Words: count.forest.neatly



BY ROAD*

- ◆ 2 minutes (0.6 miles) to **A38**
- ◆ 2 minutes (0.8 miles) to **A61**
- ◆ 6 minutes (3.1 miles) to **A610**
- ◆ 16 minutes (4.2 miles) to **M1**
- ◆ 21 minutes (13.6 miles) to **Derby**
- ◆ 29 minutes (16.4 miles) to **Nottingham**
- ◆ 30 minutes (11 miles) to **Chesterfield**
- ◆ 45 minutes (35.1 miles) to **Sheffield**



BY BUS*

- ◆ Sleetmoor Lane
(2 minute walk)
- ◆ Old Swanwick Colliery Road
(5 minute walk)
- ◆ Cross Keys
(6 minute walk)



BY TRAIN FROM ALFRETON STATION*

- ◆ 27 minutes to **Nottingham**
- ◆ 40 minutes to **Derby**
- ◆ 1hr 17 minutes to **Leeds**
- ◆ 1hr 19 minutes to **Birmingham**
- ◆ 1hr 28 minutes to **Manchester**
- ◆ 2hr 29 minutes to **London**



BY AIR*

- ◆ East Midlands Airport is within a 35-minute drive
- ◆ Birmingham International Airport is within a 1hr 5-minute drive

* Distances and travel times are approximate

To book an appointment with a member of our team simply call us on **01773 432055**
or visit **peverilhomes.co.uk** for further information

01773 432055 | lilystreetfarm@peverilhomes.co.uk | www.peverilhomes.co.uk

